

**Town of Needham
Board of Appeals**

MINUTES

THURSDAY, May 21, 2015 at **7:30 PM**
Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

7:30 p.m. Pursuant to notice published at least 48 hours prior to this date, a meeting of the Needham Board of Appeals was held in the Charles River Room, Public Services Administration Building 500 Dedham Avenue, Needham, Massachusetts. Chairman, Jon D. Schneider presided and the following members were present: Jonathan D. Tamkin, Howard S. Goldman, Peter Friedenberg and Kathy Lind Berardi. Mr. Goldman left the room for Case #3. Mr. Tamkin left after the Case #4.

The Agenda of the meeting is attached.

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| Case #1 9 August Way | Continued to August 27, 2015 |
| Case #2 32-34 Pleasant Street | Granted |
| Case #3 28 Evans Road | Granted |
| Case #4 68 Highland Avenue | Granted |
| Case #5 670 Highland Avenue | Granted with conditions |

A summary of the discussions on each subject, a list of the documents and other exhibits used at the meeting, the decisions made and the actions taken at each meeting, including a record of all votes, are set forth in a detailed decision signed by the members voting on the subject and filed with the Town Clerk. The hearings can be viewed on the needhamchannel.org website or a DVD of the hearing is also available in the office of the Zoning Board of Appeals.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,


Sheila Page, Administrative Specialist

TOWN OF NEEDHAM
BOARD OF APPEALS

AGENDA

THURSDAY, May 21, 2015 at 7:30 PM

Charles River Room, Public Services Administration Building
500 Dedham Avenue, Needham, Massachusetts

MINUTES 7:30 PM Discussion and approval of meeting minutes from April 30, 2015.

- Case #1 7:30 PM Continued from March 26, 2015 and February 26, 2015 - Viola E. Miller, owner, made application to the Board of Appeals for a Special Permit under Sections 1.4.6, 3.2.1, 5.1.1.5 and any other applicable Sections of the Zoning By-law for the change, extension and alteration of a lawful pre-existing non-conforming contractor's yard to allow for the storage of commercial vehicles such as paving and landscaping equipment and to waive strict adherence to parking and design requirements pursuant to Sections 5.1.2 and 5.1.3 of the Zoning By-Law. The property is located at 9 August Way, Needham, MA in the Single Residential B District.
- Case #2 7:30 PM Public notice is hereby given that 32-34 Pleasant Street LLC, 57 Toxeth Street, Brookline, MA, owner, has applied to the Board of Appeals under Sections 1.4.7.2, 3.2, 7.5.2 and any other applicable Sections of the By-law to Amend the Special Permit dated June 19, 2014 to remove the condition that the electrical service shall run underground and to permit electrical service to be run via overhead wires. The property is located at 32-34 Pleasant Street, Needham, MA, in the Single Family Residential B Zoning District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, May 21, 2015 at 7:30 p.m. at which time and place all persons interested may appear and be heard.
- Case #3 7:40 PM Public notice is hereby given that Con-Rob Realty Trust LLC, owner, has applied to the Board of Appeals to Appeal to the Building Inspector's Decision that the existing dwelling is an illegal multi-family residence; and to allow the continued use of the existing dwelling for more than one residential dwelling unit under Sections 1.4.6, 3.2.1, 7.5.1 and any other applicable Sections of the By-law. The property is located at 28 Evans Road Needham, MA, in the Single Family Residential B Zoning District. Upon said notice, a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, May 21, 2015 at 7:40 p.m. at which time and place all persons interested may appear and be heard.
- Case #4 8:00 PM Public notice is hereby given that Linda Rando, Pocasset, MA, owner, has applied to the Board of Appeals for a Special Permit under Section 5.1.1.5 and any other applicable Section's of the Zoning By-law to alter a pre-existing parking lot by removing parking closest to Highland Avenue, relocating accessible parking from the front to the side and adding landscaping; and to waive strict adherence to parking requirements and design requirements pursuant to Sections 5.1.2 and 5.1.3 of the Zoning By-law. The property is located at 68 Highland Avenue Needham, MA, in the Highland Commercial-128 Zoning District. Upon said notice a public hearing will be held in the Charles River Room, Public Services Administration Building, 500 Dedham Avenue, Needham, MA, on Thursday, May 21, 2015 at 8:00 p.m. at which time and place all persons interested may appear and be heard.
- Case #5 8:30 PM Partially Continued from April 30, 2015 The hearing is closed. However, the Board will be addressing open Engineering and Landscape issues for 670 Highland Avenue - Temple Beth Shalom.